



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**The Crofton, 208A Orpington High Street,
Kent BR6 0JN**

GROUND FLOOR COMMERCIAL UNIT - 635 SQFT

[CLASS-E]

Summary

- **Size:** 59 sqm / 635 sqft
- **Use:** Class-E (Commercial, Business & Service Use) likely to appeal as an office or clinic
- **Condition:** Shell with screeded floors, glazing and capped services (water and electric)
- **Floor to Ceiling Height:** 3,000 mm
- **Location:** Unit is situated just off Orpington High Street, forming part of The Crofton
- **For Sale:** £185,000 (£291 psf) - 999-year lease (virtual freehold)
- **To Let:** £18,500 per annum (£29psf) exclusive (new FRI lease)

Description

This brand new commercial unit forms part of a high quality, **residential-led development** comprising **40-apartments**, delivered by **Life Less Ordinary (L-L-O)**.

Subject property is on the **ground floor** and is positioned just off the **High Street**, accessed to the **right hand side of the development**.

The space is presented in **shell condition**, with **doors and glazing** installed along with **capped services (water and electric)**.

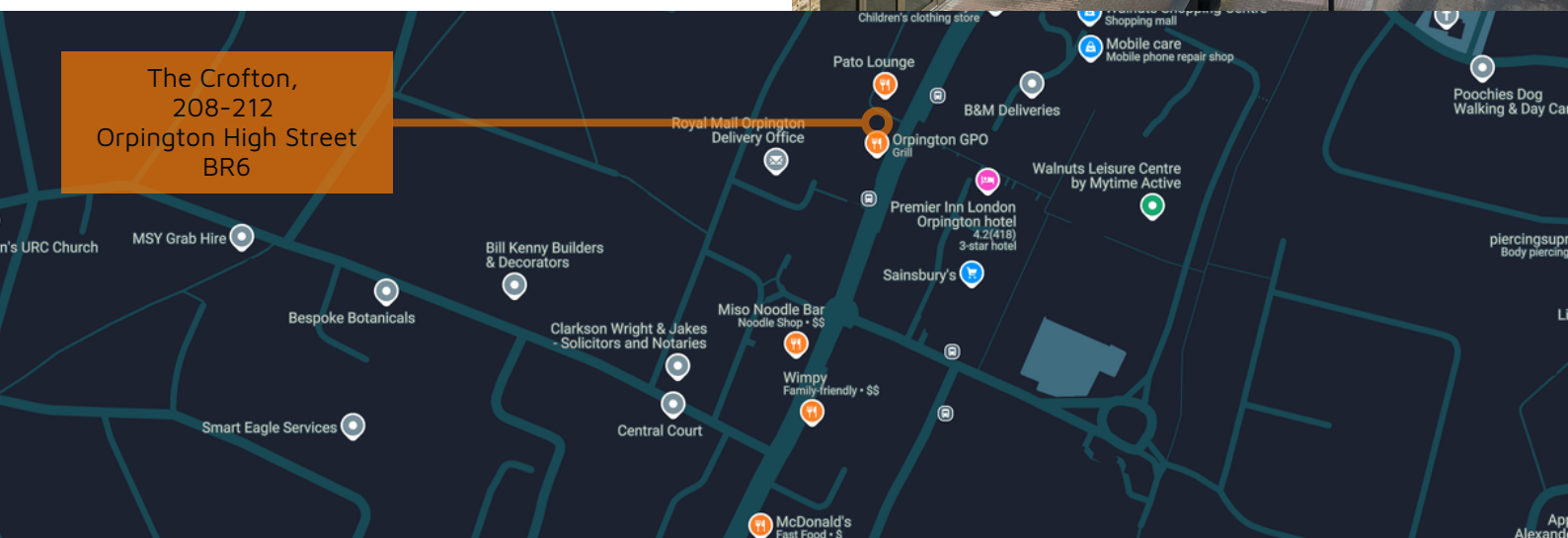
With the benefit of **Class-E Use**, property offers a **range of occupiers** the chance to create their own business. This could include **office users**, **medical practices** and **aesthetic clinics**, amongst others.

Location

The unit is prominently located along **Orpington High Street** within the **London Borough of Bromley**.

Excellent commercial location amongst vibrant mix of occupiers including **McDonald's**, **Pato Lounge**, **Anytime Fitness** and directly opposite **Walnuts Shopping Centre**.

The property is just **15-minutes walk away** from **Orpington train station**, benefitting from direct services (National Rail) into **London Bridge** (15-mins), **Waterloo East** (21-mins) & **London Charing Cross** (25-mins).



VAT

The property is elected for VAT and therefore VAT will be charged on the sale price and the rent.

Business Rates

The property is yet to be rated by the VOA. Interested parties are to make their own enquiries with Bromley Council for estimated figures.

Service Charge & Floor Plans

Further information is available upon request.

Terms

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